

Submission Date	Project name	Developer name	Amount of city funding requested	Project location
Feb 7, 2025	Oakview Phase II Apartments	JE Properties LLC	\$1,600,000	1515 NW 10TH ST GAINESVILLE, FL 32601 & 1500 NW 12TH ST GAINESVILLE, FL 32601

Are the units for sale, rent or mixed?	Project type	# of Units (existing)	# of Units (when complete)
Rent	Other	80	162

Increase in # of units	Building height (in stories)	Total Project Costs	Summarize affordability mix using % of AMI (# of units at each AMI Level)
82	2-4	\$43,358,719	13 units @ 33% AMI 106 units @ 50% AMI 43 units @ 80% AMI

Summarize special needs units (# of units for each category)	What is the length of the affordability period? Remember that the minimum is 10 years for ownership and 15 years for rental units.	List residential programs, if applicable
N/A	30	After school programs for kids and educational programs for adults through our full-time resident service coordinator.

List on-site recreational amenities, if applicable	Will each unit have a washer and dryer?	Will each unit have a washer and dryer hook-up?	Will the project have a laundry room for tenants?
<p>The new project will consist of an elevated building and benefit from a new community room, computer room, new fitness room, on-site management office, in-unit laundry, outdoor space, and a resident service coordinator. The full-time resident services coordinator will organize activities and services for the residents. Oakview Apartments will be fully ADA compliant.</p>	No	No	Yes

List other on-site amenities, if applicable	Will the project include any market-rate residential units? If yes, how many?	Will the project include any non-residential uses on-site? If yes, list those uses.
<p>The new project will consist of an elevated building and benefit from a new community room, computer room, new fitness room, on-site management office, in-unit laundry, outdoor space, and a resident service coordinator. The full-time resident services coordinator will organize activities and services for the residents. Oakview Apartments will be fully ADA compliant.</p>	<p>No</p>	<p>No</p>

Summarize nearby offsite amenities including proximity to employment centers, bus stops, parks, community centers, retail centers, pharmacies, medical services, financial services, and other amenities.	What happens to this project if the city does not fund it, or funds it at a level lower than requested?	Completed 1st Step Meeting with the city's Department of Sustainable Development?
<p>The proposed project is located near many job opportunities, services, and public transportation. Within three blocks (approximately 0.25 miles) of the project, there is a Walgreens, a CVS, a Starbucks, a doctor's office, a dental office, a VA Mental Health clinic, a physical therapist, a non-profit employment service, a preschool, a daycare, a bank, 2 law offices, a bicycle store, a gas station, an ice cream parlor, a sporting goods store, a computer repair store, dog grooming, a barbershop, 3 hair salons, a convenience store, any many other retailers and offices. Also, two blocks away is the Gainesville High School. Three blocks away are two bus stops. The #8 bus goes to the University of Florida about a mile away as well as Shands and a Walmart. The #6 bus goes to downtown about 1.5 miles away as well as a Walmart. Winn-Dixie and Eastern Market are about 0.8 miles away (4 bus stops) and Publix is about 1 mile away (5 bus stops). There is also a Publix 0.7 miles away on NW 14th Ave and N Main Street. The family poverty rate in the census tract is 6.0% according to the US Census Bureau.</p>	<p>The project would need to find alternative funding. We are requesting the funds to be structured as a loan. However, if a loan is not possible, we will accept a grant.</p>	<p>Yes</p>